property@hodge



6 Rowan Avenue
Blairgowrie
PH10 6XA

FIXED PRICE

£203,000





This beautifully presented two-bedroom mid-terraced bungalow is situated within a peaceful cul-de-sac in a sought-after residential area.

Offering spacious single-level accommodation, along with a driveway, integrated garage and low-maintenance garden, the property is ideal for those seeking comfortable and convenient living.

The accommodation comprises a welcoming entrance hallway, a bright open-plan lounge and kitchen, a practical utility room, two well-proportioned bedrooms, and a modern shower room with the added luxury of under floor heating.

The property further benefits from electric heating and double glazing throughout.

To the front, a Monoblock driveway provides off street parking for one vehicle which leads to the single integrated garage which has a recently installed electric roller door and pedestrian door into the utility room.

The small rear garden has a paved pathway and is mainly laid to decorative stones, a patio, small shed and a summer house.

Conveniently located close to local shops, the new recreation centre and the renowned golf courses of Rosemount & Lansdown. Everyday amenities and public transport links are also within easy reach, this property offers an excellent opportunity for a wide range of buyers.

All fitted floor coverings, carpets, light fittings, blinds and curtains are included in the sale.

Early viewing is highly recommended to appreciate what is on offer.

Open Plan Lounge, Kitchen Diner 7.66m x 4.03m (25’2” x 13’3”)

Utility Room 2.90m x 1.99m (9’6” x 6’6”)

Bedroom One 3.99m x 3.27m (13’1” x 10’9”)

Bedroom Two 3.32m x 3.09m (10’11” x 10’2”)

Shower Room 2.32m x 2.20m (7’7” x 7’3”)



- 2 Bedrooms
- Open Plan Lounge Kitchen Diner
- Shower Room
- Electric Heating & DG
- Single Garage
- Close To Public Transport
- Driveway
- Fully Enclosed Rear Garden
- Council Tax Band D
- EPC Rating TBC

2x 1x 1x



















Directions: Arriving in Blairgowrie on the A93 Perth Road, continue past Golf Course Road on the right and take the second turning on the right signposted Hazelwood Road. Turn right at the next junction into Birch Avenue, then follow the road round into Rowan Avenue where the property can be found on the right and identified by our sign.

Viewing Arrangements:
Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment.



IMPORTANT NOTE
These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to submission of an offer.
Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.
Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

CONTACT DETAILS
property@hodge
33 Wellmeadow
Blairgowrie
PH10 6AS

Phone: 01250 870006
Email: property@hodgesolicitors.co.uk
www.hodgesolicitors.co.uk

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